

21 Talbot Court, Radcliffe on Trent, Nottingham, NG12 2DQ

£134,950

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Top Floor Flat
- 2 Bedrooms
- Fitted Kitchen
- G.C.H. With Combi Boiler
- Communal Gardens & Parking
- Fully Refurbished Interior
- Lounge With Balcony
- Modern & Contemporary Bathroom
- Long Term Leasehold
- Central Village Location

This top floor flat is offered to the market with no upward chain, having recently undergone ap rogramme of refurbishment to the interior and exterior with new double glazing throughout and spacious accommodation including two good sized bedrooms, lounge opening out onto a second floor balcony, large kitchen diner which has been completely refitted, modern and contemporary bathroom, plenty of storage as well as a pantry and gas fired central heating with a combi boiler.

The flat would offer an ideal first time, downsizing or investment purchase, offered for sale with a long 96 years lease (service charge applicable) and is situated close to the village centre within walking distance of the local shops, schools and amenities, access to public transport and communal gardens and parking available within the development as well as the flat having its own outhouse.

ACCOMMODATION
A communal staircase rises up to the second and top floor of the apartment block with an obscure glazed upvc door opening into the entrance hall.

ENTRANCE HALL
Providing access to two bedrooms, bathroom, lounge, dining kitchen as well as a broom/cloaks cupboard and a linen/storage cupboard with slatted shelving.

LOUNGE
14'2" x 10'0" (4.32m x 3.05m)
TV and phone connections, large window and external door opening out on to a balcony which overlooks the main road and has a lovely backdrop of the mature trees.

BALCONY
This second floor balcony proves a small outside terrace with artificial grass and railing.

DINING KITCHEN
13'4" x 8'9" (4.06m x 2.67m)
A fantastic feature to the property is this spacious dining kitchen fitted with a brand new range of white gloss cabinets and drawers finished with black granite effect work top with a tiled surround, downlights and inset sink. A built-in stainless steel electric oven with gas hob and extractor above, further appliance space with plumbing for a washing machine if required, laminate flooring, window to side, pantry and a Baxi gas central heating condensing and combi boiler.

BEDROOM ONE
11'0" x 10'0" (3.35m x 3.05m)
A double bedroom with window to front.

BEDROOM TWO
10'10" x 6'8" (3.30m x 2.03m)
A single bedroom with a window to front.

BATHROOM
6'9" x 5'6" (2.06m x 1.68m)
The bathroom has been completely remodelled c. 2020, attractively tiled to the walls and fitted with a contemporary white suite with chrome fittings including a toilet, wall mounted wash basin with mixer tap and a panelled shower bath with mixer tap, chrome shower over and a hinged glazed screen, laminate flooring and obscured window to side.

OUTSIDE
The property is located within one of three purpose built blocks known as Talbot Court set within the heart of the village occupying a prominent position on the corner of Main Road and Water Lane, No. 21 is located in the front block facing Main Road upon the top floor. The development in general is surrounded by fully maintained communal lawns and borders, fenced clothes drying areas and communal off street parking.

OUTHOUSE
A useful outhouse/store located on the ground floor with a lockable latch door.

LEASEHOLD
The apartment is offered on a Leasehold basis with an 125 year Lease granted in 1997. A Service charge is paid to Metropolitan Thames Valley Housing of approx. £136 per month to include buildings insurance and the general upkeep of all the external and communal parts of the development.

RADCLIFFE ON TRENT
Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX
We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band A.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions









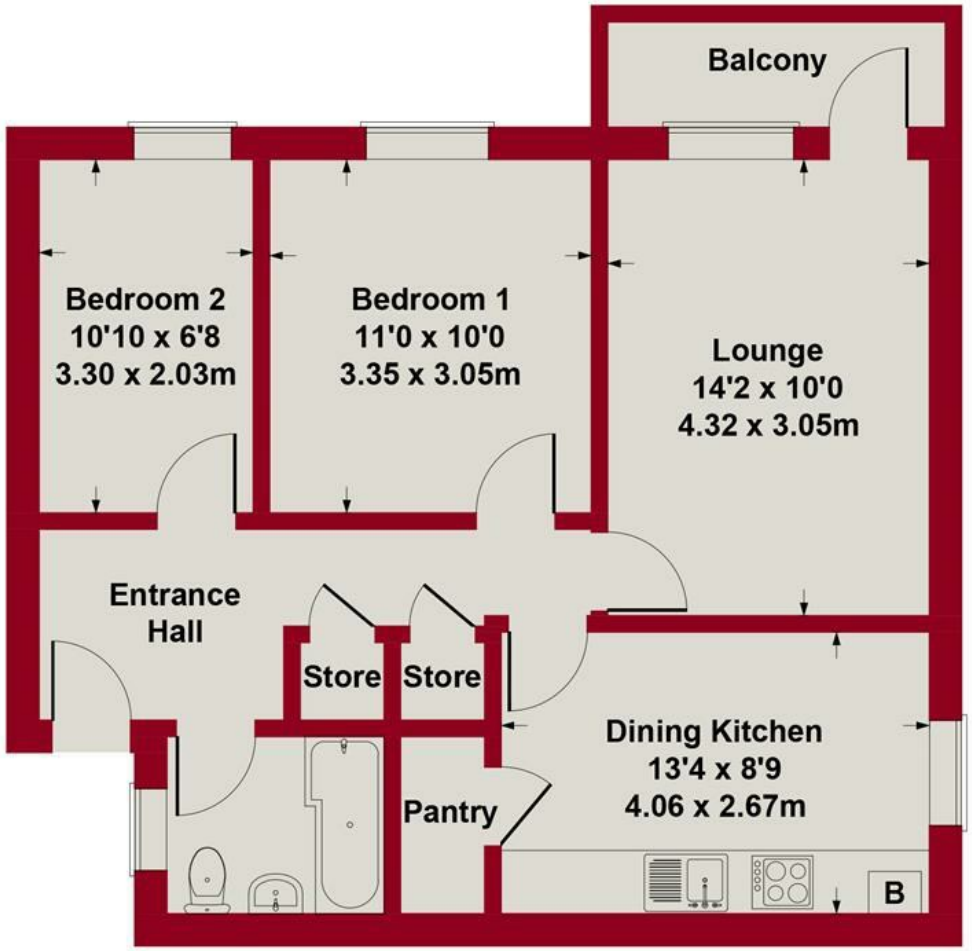






21 Talbot Court, Radcliffe on Trent

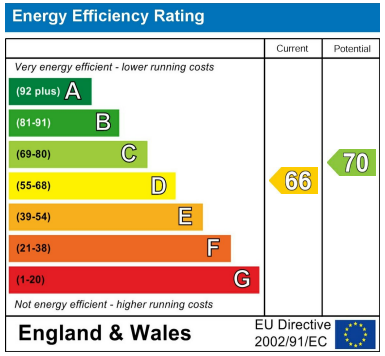
Approximate Gross Internal Area
624 sq ft - 57.97 sq m

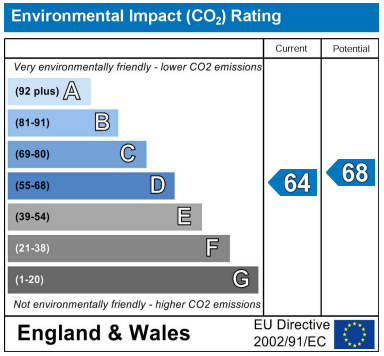


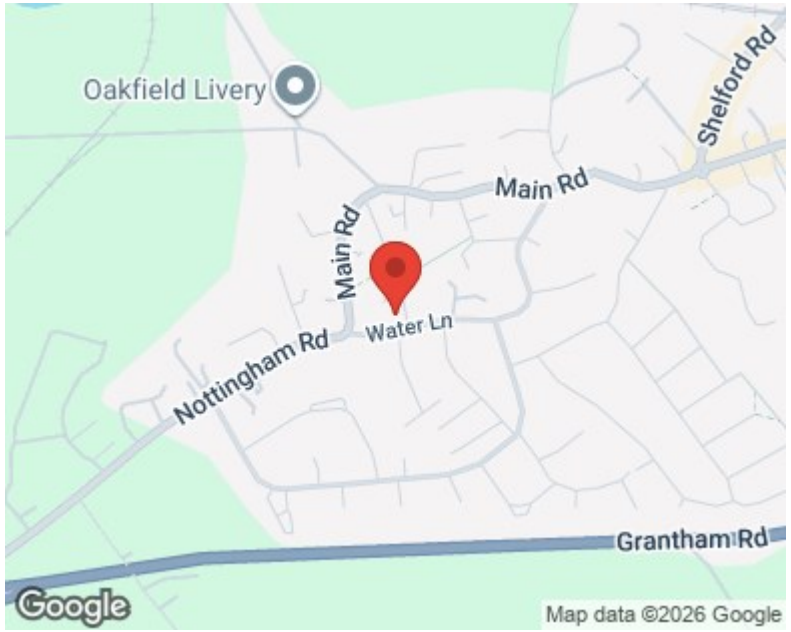
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2020 | www.houseviz.com

RICHARD & WATKINSON PARTNERS







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers